

# Unreserved Real Estate Auction

**Bidding Opens: 9 AM – Sat, Dec 12**

**Bidding Closes: 9 AM – Tue, Dec 15**

**Investor Property  
15 Howarth Street  
Red Deer, AB**



**TEAM** Head Office  
**AUCTIONS** Drayton Valley AB  
780-542-4337  
Sekura Auctions Since 1966 [teamauctions.com](http://teamauctions.com)

Christine McFarland  
780-361-5925  
Maxwell Progressive



# Highlights of Terms & Conditions

1. **UNRESERVED:** The seller has agreed to accept the highest bid regardless of price. Property(s) will sell to the highest bidder without minimum or reserve.
2. **AGENT OF THE SELLER:** Real Estate Brokerage MaxWell Progressive acts only as agent of the seller and not as agent of the Buyer. They will provide prospective buyers with all facts known to the agent that will or may affect the marketability or value of the property.
3. **NO WARRANTY:** The Buyer shall accept the Property as-is where-is and specifically agrees that neither the Seller, Auctioneer or Realtor makes any representations or warranties of any kind as to the condition or fitness of the Property, environmental or otherwise, or any improvements thereon.
4. **It is the RESPONSIBILITY OF ALL BIDDERS:** to review all information provided, including "Property Information Package" from the Real Estate Brokerage and the terms of this auction. All information provided is meant as a guide only. Bidders shall have satisfied themselves as to the descriptions, location and condition of the property prior to bidding. If clarification is required, it is the bidder's responsibility to obtain clarification from Real Estate Brokerage **prior to bidding.**
5. **GST:** Bid price does not include any applicable GST unless announced otherwise by auctioneer.
6. **DEPOSIT:** Immediately at the close of bidding the successful bidder will make a NON REFUNDABLE deposit payable to the real estate brokerage (as listed in the Property Information Package) in the form of a bank draft or other approved payment. Amount is listed in Property Info Package/or as announced by auctioneer.
7. **PURCHASE CONTRACT:** The Real Estate Purchase Contract that applies to each property will be available for inspection prior to the auction. Title(s) will be clear of encumbrances except those which are to remain on the title. All bidders agree that should their bid be accepted, they will complete and be bound by the terms of the purchase contract. Buyer will pay the balance of the purchase price to their lawyer on or before Completion Day. Possession will be in accordance with the terms of the Purchase Contracts. Note: These contracts will not be subject to any buyer's conditions.

**\*\*TEAM SEKURA AUCTION MAIN SALE TERMS ALSO APPLY.**

## HIGHLIGHTS OF PURCHASE CONTRACT

Completion Day	January 15, 2021 (Earlier if Mutually agreed to by Seller and Buyer)
Deposit	<ul style="list-style-type: none"><li>• \$25,000 (non-refundable) by bank draft or approved payment payable to MaxWell Progressive on December 15, 2020 (at close of bidding)</li><li>• Seller has requested that when registering &amp; before bidding, bidders will provide Proof of deposit and proof of financing.</li></ul>
Conditions	This will be an UNCONDITIONAL contract. There are no Buyer Conditions Or Seller Conditions.
Additional Terms	Buyers acknowledges and accepts <ul style="list-style-type: none"><li>• The property sells as is with no warranties of any kind whatsoever.</li><li>• Current Real Property Report will not be provided.</li><li>• For information purposes only Real Property Report dated 2015 will be Provided to bidders. No Letter regarding Compliance will be provided.</li></ul>

***Contract must be signed by successful bidder at close of bidding on December 15, 2020***

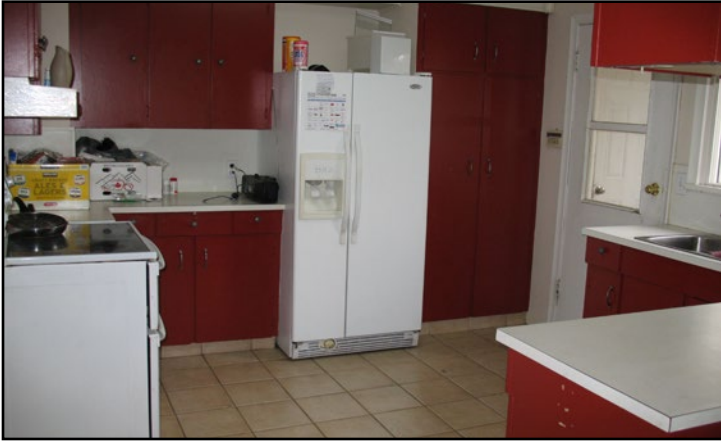
# Basic Property Info

Address	15 Howarth St. Red Deer, AB T4N 6Y6
Legal	Plan 9421811 Blk. 15 Lot 16
Size	Irregular 962 sq. m.
Taxes	\$3,085.63
Municipality	City of Red Deer
Deposit	\$25,000.00
Possession	January 15 , 2021
Front Exposure	South
Parking	Assigned outdoor stall



Home	<ul style="list-style-type: none"> <li>• Panoramic views of the city from both levels of this 1950 Hillside Bungalow</li> <li>• 3 bdrms, 2 bath</li> <li>• Main Floor features include: Stone Faced W/ B Fireplace, Steam Shower Deck off Master Bdrm, Hardwood Flooring</li> <li>• Lower Level offers Huge Family room, Kitchen, 3 pee Bath, 2 Bright Multipurpose Rooms perfect for Studio, Den, Office</li> <li>• Hot Tub/Swim Spa on lower deck</li> <li>• Spacious Deck low maintenance railing &amp; Decking</li> <li>• Upgrades: Metal clad windows, Shingles, Furnace 8 yrs. old</li> <li>• Excellent Investment Opportunity or Re-Develop</li> <li>• Lot is private with mature trees surrounding</li> <li>• Space for a Future Garage</li> <li>• Main floor approx. 1560 Sq. Ft, Lower Level approx. 1384 sq.ft</li> </ul>
Goods Included	<ul style="list-style-type: none"> <li>• 2 Electric Stoves, 2 Refrigerators, Washer, Dryer, Hot Tub/SwimSpa</li> <li>• All "As Is, Where Is" No Warranties Whatsoever</li> </ul>
Goods Excluded	<ul style="list-style-type: none"> <li>• None</li> </ul>
Service	<ul style="list-style-type: none"> <li>• Fully Serviced</li> </ul>
Outbuildings	<ul style="list-style-type: none"> <li>• None</li> </ul>
Comments	<ul style="list-style-type: none"> <li>• Investors will be glad they waited for this opportunity!</li> <li>• Contact Christine McFarland at <a href="mailto:christine@pigeonlakeadvantage.com">christine@pigeonlakeadvantage.com</a></li> <li>• 780-361-5925 to book showing appointment. Due to Covid Protocol all booked appointments are necessary. Masks are required.</li> <li>• Photos are available at <a href="http://www.teamauctions.com">www.teamauctions.com</a></li> </ul>

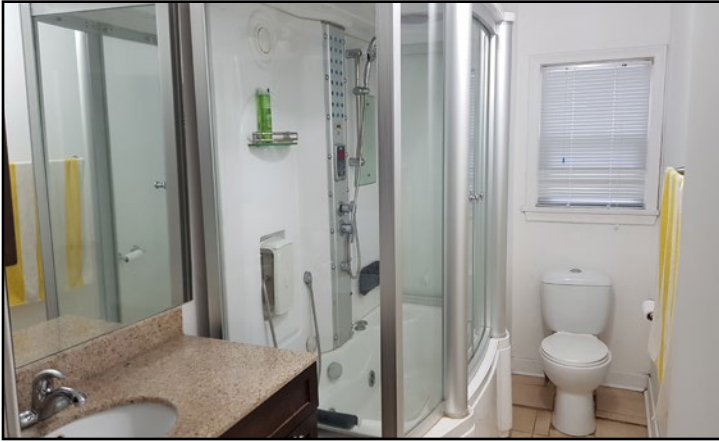
# Property Photos



# Property Photos



# Property Photos







# **TEAM** **AUCTIONS**

*Sekura Auctions Since 1966*

*Serving Western Canada!*

**BOOK YOUR AUCTION NOW!**

[www.teamauctions.com](http://www.teamauctions.com)

Main Office: Drayton Valley, AB 780-542-4337

Northern Alberta Office 780-927-4060

Mailing Address: Suite #101, 3351 50th Street Drayton Valley AB T7A 0C6